

UNITED STATES BANKRUPTCY COURT  
SOUTHERN DISTRICT OF NEW YORK

FILED  
U.S. BANKRUPTCY COURT  
2017 JAN 18 P 2:15  
J.D. OF N.Y.

-----X  
In re:

477 WEST 142ND STREET HOUSING  
DEV. FUND CORP.,

Chapter 11

Case No.: 15-12178 (SHL)

Debtor

Plaintiff,

NOTICE/AFFIDAVIT OF  
REDEMPTION OF COLLATERAL  
WITH PROOF OF FUNDS  
TO SETTLE ALL CREDITORS'  
CLAIMS

-----X  
**STATE OF NEW YORK):**

**COUNTY OF NEW YORK):**

Queen Mother Dr. Delois Blakely, now respectfully appears to say as follows:

1. The affiant, Queen Mother Dr. Delois Blakely, has maintained and remains a shareholder with protected financial and proprietary interest in the Debtor/ Bankruptcy entity, to wit, 477 WEST 142ND STREET HOUSING DEV. FUND CORP, since the year 1982, as such is fully familiar with the causes of action herein.
2. I respectfully make this affidavit to tender to this court proofs of my ability to settle any and all debtors claims now pending before it and in so doing secure a deed of conveyance to me from the trustee releasing the property held in this action as collateral from all liens, claims, or encumbrances.

3. Please find attached herein proofs of my ability to settle all debtors claims now pending to the tune of and up to the sum of **\$3.3 Million Dollars** (Three Million and three hundred thousand dollars). [See attached exhibits]
4. The affiant respectfully informs the court that her right of equity redemption is a settled legal fact in New York State and as such should be affirmed.
5. It is well settled in New York State that a "debtor's right of equity redemption cannot be arbitrarily and summarily abrogated through rulemaking, [See Horn v. Keteltas, 46 N.Y. 605 (1871), Odell v. Montross, 68 N.Y. 499 (1877)].
6. It is well settled in New York State that a borrower's right of equity redemption *cannot be waived or abandoned by any stipulation of the parties, even if such stipulation is embodied in the mortgage* [Mooney v. Byrne, 163 N.Y. 86, 57 N.E. 163 (1900),]
7. WHEREFORE, the affiant respectfully requests the court to order the trustee to submit any and all bona fide Debtors claims against the property in this action to wit, the Real Property Located at **477 West 142nd Street, New York, NY 10031, identified as: BLOCK 02058, LOT: 0029** in the NY City Register, to her through her attorney of record to enable her quickly settle the said claims.
8. I humbly request in good faith and with clean hands that this request be granted together with other relief this court deems fair and reasonable in keeping with equity and Justice.

**Dated: New York, New York  
January 17, 2017**

*Queen Mother  
Delois Blakely*

**Queen Mother Dr. Delois Blakely  
477 West 142<sup>nd</sup> Street  
Suite #2  
New York, NY 10031  
(212) 368-3739**



**NEW YORK NOTARY PUBLIC**

*Badiyah Amir  
1/17/17*

**BADIYAH AMIR**  
Notary Public, State of New York  
No. 01AM6174527  
Qualified in New York County  
Commission Expires Sept. 24, 2019

**MY COMMISSION EXPIRES**

**SERVICE LIST**

HONORABLE SEAN H. LANE  
UNITED STATES BANKRUPTCY JUDGE  
UNITED STATES BANKRUPTCY COURT  
SOUTHERN DISTRICT OF NEW YORK  
ONE BOWLING GREEN  
NY, NY 10004

ADAM P. WOFSE, ESQ  
A PARTNER OF THE FIRM  
3305 JERUSALEM AVENUE  
SUITE 201  
WANTAGH, NY 11793

**ATTESTATION**

**TO WHOM IT MAY CONCERN**

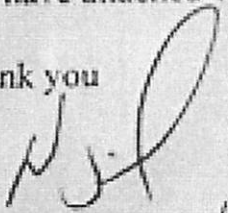
**TO:** United States Bankruptcy Court, Southern District of New York, One  
Bowling Green, New York, NY 10004

We, Silver Rock Development LLC (NAME OF ENTITY), have resolved to  
unconditionally pledge to Queen Mother Dr. Delois Blakely, the sum of \$3.3  
Million Dollars (Three Million and three hundred thousand dollars) to assist her  
with the complete redemption and recovery of the Real Property Located at 477  
**West 142nd Street, New York, NY 10031, identified as: BLOCK 02058, LOT;**  
**0029** in the NY City Register, and currently held as redeemable collateral in the  
United States Bankruptcy Court, Southern District of New York, One Bowling  
Green, New York, NY 10004.

We have attached verified proof of funds in support of same.

Thank you

SIGN/DATE

  
1/17/2017

See Attachments:

THE LAW OFFICE OF  
**SIAMAK DAROUVAR, PC**

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193 JERICHO TPKE  
SUITE 208  
MINEOLA, NY 11501  
Phone: (516) 665-1900  
Fax: (516) 280-4999

January 17, 2017

Re: Proof of Funds Availability for  
SILVERROCK DEVELOPMENT LLC

To Whom It May Concern:

Please be advised that this office represents SILVERROCK DEVELOPMENT LLC with regard to the purchase and sale of real property.

Upon information and belief, SILVERROCK DEVELOPMENT LLC has the availability of funds, assets and/or credit lines in excess of FOUR MILLION Dollars (\$4,000,000.00), to be used for the purchase of Residential and Commercial Property.

Should you have any further questions, please contact the undersigned.

Very truly yours,  
Siamak Darouvar, PC

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By: Siamak Darouvar, Esq.